



PLANNING COMMISSION AGENDA

November 10, 2014

REVISED 11/4/2014

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the October 10, 2014 Pre-Planning Commission Minutes
Approval of the October 13, 2014 Planning Commission Meeting Minutes
Approval of the October 20, 2014 Planning Commission Workshop Minutes
Approval of the November 7, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

A. PC14-813FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, Triangle Motors

The Applicant is requesting approval of a Combined Forest Stand Delineation/Preliminary Forest Conservation Plan in association with the Triangle Motors final site plan. The Applicant is proposing to meet the total forest mitigation requirement through onsite retention.
(NAC #4)(Marsh)

B. PC14-435FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, Tract 2 Business Offices/Outpatient Treatment & Tract 3 Group Home

The Applicant is requesting approval of Combined Forest Stand Delineation/Preliminary Forest Conservation Plan in association with the final site plan for the conversion of the existing residence and associated improvements at 609,611 & 613 W. Patrick Street.
(NAC #9)(Marsh)

V. CONTINUANCES:

C. PC14-649FSL, Final Site Plan, Evangelical Reformed Church

The Applicant is requesting a 30 day continuance to the December 8, 2014 Planning Commission hearing. (NAC #11)(Marsh)

VI. MISCELLANEOUS:

D. Harry Grove Stadium Signage

The Applicant is requesting a recommendation from the Planning Commission to the Mayor & Board of Aldermen on proposed signage at the Harry Grove stadium located at 21 Stadium Drive in accordance with Section 864 of the Land Management Code (LMC) entitled *Sign Regulations*.
(NAC #10)(Collard)

E. Right of Way Abandonment-West 2nd Street

The City Engineer is seeking a recommendation from the Planning Commission to the Mayor & Board of Aldermen for the abandonment of excess right of way along W. 2nd Street from Magnolia Avenue to Fairview Avenue in accordance with Section 22-22.2 of the City Code.
(NAC #6)(Collard)

VII. OLD BUSINESS:

F. PC14-527ZMA, Zoning Map Amendment, 731 N. Market Street

The Applicant is requesting a recommendation from the Planning Commission to the Mayor & Board of Aldermen for the application of the Institutional (IST) floating zone to the subject property for the purposes of establishing a Religious, Social Mission. (NAC #7)(Collard)

VIII. NEW BUSINESS:

G. STF14-339FSL, Final Site Plan, Vinny's Towing

The Applicant is requesting a recommendation from the Planning Commission to the Mayor & Board of Aldermen for the deferral of road frontage improvements associated with a minor site

plan application for the construction of a 960 square foot addition to an existing accessory structure at 801 Highland Street.

In accordance with Section 309(k) of the Land Management Code (LMC), the Applicant is requesting that the necessary frontage improvements along Highland Street, including but not limited to sidewalk, street trees, curb/gutter, street lights, and fire hydrants where applicable, be deferred. (NAC #12)(Marsh)

H. PC14-647FSI, Final Site Plan, Triangle Motors

The Applicant is requesting final site plan approval for the construction of a 16,800 square foot automotive parts and accessories building with associated parking at 1790 N. Market Street.

The Applicant is also requesting approval of modifications to Sections 605 of the Land Management Code (LMC) entitled *Landscaping Standards*. (NAC #4)(Marsh)

I. PC14-433FSI, Final Site Plan, Tract 2 Business Offices/Outpatient Treatment & Tract 3 Group Home

The Applicant is requesting approval of a final site plan to convert a residential use into an office at 611 W. Patrick Street along with associated parking and landscaping improvements. The Applicant is also proposing parking and landscaping improvements at 609 W. Patrick Street to support the office use.

The Applicant is also requesting approval of modifications to Section 605, *Landscaping Standards*, and 607, *Parking and Loading Standards*, of the Land Management Code (LMC). (NAC #9)(Marsh)

J. PC14-434FSU, Final Subdivision Plat, Tract 1 & Tract 2

The Applicant is requesting approval of a final subdivision plat for the purposes of consolidating a portion of Tract 1 with Tract 2 located at 613 & 611 W. Patrick Street, respectively. (NAC #9)(Marsh)

K. PC14-534PSU, Preliminary Subdivision Plat, Alderbrook (Crumland Farm)

The Applicant is requesting approval of a preliminary subdivision plat for Phase I of the Alderbrook subdivision (part of the Crumland Farm master plan) for the creation of 460 residential lots, a 15 acre lot for a future school site, a 2.5 acre nonresidential lot and 97 acres of parkland dedication.

The Applicant is also requesting approval of modifications to Section 605, *Landscaping Standards*, and 607, *Parking and Loading Standards*, of the Land Management Code (LMC) as well as a modification to Section 25 of the City Code, the Floodplain Ordinance. (NAC #5)(Mark)

L. PC14-535FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, Alderbrook

The Applicant is requesting approval of a Combined Forest Stand Delineation/Preliminary Forest Conservation Plan in association with the preliminary subdivision plat for Phase I of the Alderbrook development. The Applicant is proposing to mitigate through onsite retention and afforestation.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*, for the removal of certain specimen trees.
(NAC #5)(Mark)

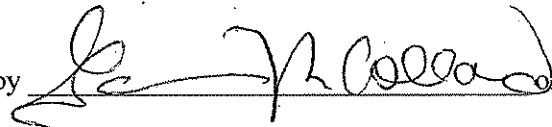
M. PC14-739ZTA, Text Amendment, Mixed Use Zoning

The Applicant is requesting a recommendation from the Planning Commission to the Mayor & Board of Aldermen for amendments to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)* for the purpose of allowing modifications to Table 417-1 as part of the MU-2 development process. (Collard)

N. PC12-527ZTA, Text Amendment, Appeals

The City is requesting a recommendation from the Planning Commission to the Mayor & Board of Aldermen for amendments to Sections 301, 309, 312 and 315 of the Land Management Code (LMC) for the purpose of addressing appeals to the Zoning Board of Appeals. (Collard/Depo)

Approved for release by

 on 11/4/2014

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.